



March 1, 2016

Project: Gibson EK High School Renovation
Address: 500 1st Avenue SE
Code Info: 2012 IBC
Occupancy: E/ Type V-B, sprinklers
Area: (Act/All) - see comment below
Risk Category III
Wind: 120 (mph Ult)
Seismic: SDC D, I_e = 1.25
OCBF R = 3.25
Snow 25 psf I_s = 1.10

Tom Reithner
Building Official
City of Issaquah
1775 - 12th Avenue NW
Issaquah, Washington 98027

Dear Mr. Reithner:

We have completed our review of the Gibson EK High School Remodel. The plans have been reviewed for compliance with the 2012 IBC, 2012 IMC and 2012 UPC with Washington State amendments.

For questions regarding this review contact CWA Consultants.

Please provide two complete sets of the plans with the resubmittal directly to CWA Consultants.

NONSTRUCTURAL

1. Details for the location of temporary barriers and/or fencing that will be erected during construction should be shown on the plans. The temporary fencing and barriers should be in compliance with IBC Chapter 33. Protection requirements are referenced in the project manual but not shown on the plans.

2. The requirement for parking as part of this project should be clarified. The application that was provided identifies 62 new spaces as part of this project. However, the narrative indicates parking will be unchanged, while the plans identify 66 required parking spaces and 62 provided. Please clarify and revise for consistency.
3. The allowable area calculations shown on Sheet AC2 are not correct. The allowable area per floor may be increased by 200% for multi-story buildings. IBC Section 506.3. The total area for multi-story buildings may be further increased per IBC Section 506.4. Although the actual area is much less than the allowable area, the plans should be revised to indicate the correct values.
4. Details 1-3 on Sheet A2.5 pertain to rated assemblies. These details should be removed since there are no rated assemblies for this project.
5. A note should be added too Sheet A10.1 to indicate that the actual installation of the suspended ceiling system must be in accordance with the manufacturer's ICC evaluation report. Special inspection is required.
6. The details for the sunshades shown on Sheet A6.3 should be moved to the structural plans and calculations provided.

MEANS OF EGRESS

1. The exits from the second floor shown on Sheet AC2 appear to use existing walkways as part of the exit discharge. Details must be provided for the existing exit pathway.
2. The existing exit pathway shown on Sheet AC2 should be clarified, and the actual width should be indicated.
3. The slope of the existing ramps shown on Sheet A2.32 should be identified.

ACCESSIBILITY

1. The project narrative indicates that the vehicle drop off area will be used only by buses and district vehicles. As long as this is the case, the drop off area is not required to comply with IBC Section 1106.7. Please confirm.

2. The kitchen 228 elevation shown on Sheet A7.1 should show a required workspace adjacent to the oven, in accordance with ICC A117.1-2009, Section 804.5.5.
3. The dimensions shown for the horizontal sidewall grab bar in Toilet Room 210 on Sheet A7.2 are incorrect. The overall dimension is shown to be 53 1/4" and should be 54" minimum.
4. The location of the toilet paper holder shown on the sidewall in Toilet Room 210 on Sheet A7.2 should be clarified. If this holder is recessed, then the location shown is acceptable. If it protrudes from the wall, then it should be located in accordance with ICC A117.1-2009, Sections 604.7 and 609.3.
5. The waste and supply lines of the sink shown in Toilet Room 210 on Sheet A7.2 should be insulated or otherwise protected in accordance with ICC A117.1-2009, Section 606.6.

MECHANICAL & ENERGY

1. The mechanical plans and energy forms are acceptable as submitted.

PLUMBING

1. The 6" Storm Drain shown on Sheet M2.21 does not provide the total square footage of roof area in order to verify the 6" SD complies with the 2012 UPC Tables 1101.7 and 1101.11.
2. The pot sink (item #2) on Sheet M3.21 should discharge to a hydro mechanical grease trap per the 2012 UPC Section 1014.
3. The hose reel (item #3) on Sheet M3.21 should have a backflow device protection on it. This should be a minimum of a spill proof pressure vacuum breaker on it per the 2012 UPC Section 603.5.7 and installed per Table 603.2 which is 12" above the Hose Reel.
4. The Research and Idea Labs on Sheet M3.31 may require acid resistant waste and vent piping per the 2012 UPC Section 811.0. Please contact the King County hazardous waste inspector David Waddell at 206-263-3069. He will consult with the lab teachers and determine if Acid Resistant piping is necessary.

STRUCTURAL

1. In my opinion a seismic separation should be provided at the roof level between the new and existing construction. Detail G/S4.1 would be an obvious location but nothing is stated on the plans.
2. A connection detail should be provided for attachment of this HVAC 225 unit to the roof assembly.

Please instruct the designer to indicate on a separate letter which sheet or detail the corrections may be found and to REVISE AND RESUBMIT THE PLANS. Please feel free to contact me if there are any questions.

Sincerely,

Chuck Williams SE
CWA Consultants, P.S.